APPLICATION FOR PLANNING APPROVAL

APPLICATION NO: DA-2020-591

NAME OF APPLICANT: Ms G Cossins

PROPOSAL: Retaining wall (Retrospective) and stormwater realignment works partially within Council road reserve

LOCATION: 27 Pearl Place and adjoining Council road reserve (CT 5069/2), Blackmans Bay

Any representation must be lodged in writing with the General Manager, Locked Bag 1, Kingston 7050 or by email to kc@kingborough.tas.gov.au by 4 November 2020.
## DEVELOPMENT APPLICATION

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<th><strong>Application Number:</strong></th>
<th>DA-2020-591</th>
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<td><strong>Proposed Development:</strong></td>
<td>Retaining wall (Retrospective) and stormwater realignment works partially within Council road reserve</td>
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<td><strong>Location:</strong></td>
<td>27 Pearl Place and adjoining Council road reserve (CT 5069/2), Blackmans Bay</td>
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<td><strong>Applicant:</strong></td>
<td>Ms G Cossins</td>
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<td><strong>Responsible Planning Officer:</strong></td>
<td>Vicky Shilvock</td>
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### Associated Documents:
The following information regarding the application is available at Council offices:

- Application form
- Certificate of Title
- Planning Submission
EXISTING STORMWATER LINE

EX-SW MH
LD R.L. - 197.48
INV IN: 106.753
INV OUT: 106.78

EX-SW MH
LD R.L. - 193.95
INV IN: 100.162
INV OUT: 100.78

PROPOSED REPLACEMENT RETAINING WALL
@ 29 PEARL PLACE, BLACKMAN BAY TAS 7152
EXISTING STORMWATER PLAN

HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS

Development Application: DA 2020-591
Plan Reference no.: P1
Date Received: 13 October 2020
Date Advertised: 21 October 2020
GENERAL NOTES:

1. All works to be undertaken in accordance with the guidelines for the management of soil and water adopted by the City of Melbourne Council.

2. All fps of work to be watered down.

3. All excavations, silt fences to be installed by the contractor.

4. All stockpiles to be fenced to a minimum of 2 meters.

5. All disturbed areas to be compacted and grassed over.

6. All stockpiles to be kept clear of all building materials, rubbish and debris.

7. All stockpile materials in this area with silt fence around them.

8. Proposed max. 1800 high replacement blockwork retaining wall with crash barrier/balustrade.

9. Connect sub-soil drains to existing stormwater via a grated pit.

THE LISTMAP SITE PLAN

Approximate position and extent of replacement retaining wall to be constructed shown.
GENERAL NOTES:

1. THE LOCAL BUILDING AUTHORITY SHALL BE THE KINGSTON COUNCIL.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA.

3. THE BUILDING CONTRACTOR SHALL PROVIDE A COPY OF THE P.A.V. HOLES ACCREDITATION NUMBER AND THE MANUFACTURER.

4. THE CLIENT SHALL BE THE RESPONSIBLE PERSON ON SITE BY THE BUILDING OWNER AND APPROVED TO SCHEDULE 1 REQUIREMENTS:

   | DESIGNER | P.A.V. HOLMES |
   | ACCREDITATION NUMBER | CC 320 R |

5. LAND TITLE REFERENCE NUMBER:

   | C1 5069/279 |

6. FLOOR AREAS:

   | N/A |

7. WIND CLASSIFICATION:

   | N/A |

8. SITE CLASSIFICATION:

   | M (ASSUMED) |

9. CLIMATE ZONE:

   | 7 |

10. BUS STOP AREA:

    | N/A |

11. ALPINE AREA:

    | N/A |

12. CORROSION ENVIRONMENT:

    | MARGARET |

13. OTHER SITE HAZARDS:

    | N/A |

SC.t£/)ULE REOUIREMENTS:--

| SCHEDULE 1 REQUIREMENTS:-- |

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<td>19336-05</td>
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HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS
23 ANTRIL STREET, HOBART, 7000. A.C.N. 038588525
PHONE (03) 6233 5020

PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY
FOR C.N. & J. COURTNEY
TITLE SHEET

SCALE

DRAWN
P.A.V.
APPROVED

DRAWING No.
19331-01

No. 7 OF SHEETS
NOTE:
ACCESS TO ADJOINING PROPERTIES IS TO BE MAINTAINED AT ALL TIMES. PROVIDE SIGNAGE AND TRAFFIC CONTROL FOR ANY WORKS WITHIN THE ROAD RESERVATION, FOR THE DURATION OF THE WORKS, IN ACCORDANCE WITH AS 1742.

PROPOSED LAYOUT PLAN
1:100

REINSTALL SEATED DRIVeway ON COMPLETION, LEVELS AND GRADES GENERALLY TO MATCH EXISTING

STOP RETAINING WALL SHORT AND BOX THICKENED EDGE BEAM AS PART OF DRIVEWAY FORMATION

MIN 125mm THICK CONCRETE DRIVEWAY APRON, SL 43(11)

PROPOSED REPLACEMENT BLOCKWORK RETAINING WALL 1800MM MAX HEIGHT

PROVIDE 650mm DIA. PIER TO DEPTH OF SEWER, OR TO ROCK, AT END OF RETAINING WALL FOOTING, TO ENSURE NO LOADS ARE APPLIED TO THE MAIN

CONTRACTOR TO ESTABLISH ALL SERVICE LOCATIONS PRIOR TO COMMENCING CONSTRUCTION

PROPERTY BOUNDARY

Loam and seed all areas disturbed within the road reservation and make good to council approval

CONTAIN WALL WITHIN PROPERTY SIDE BOUNDARY

HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS
23 ANTILL STREET, HOBART, 7000. A.C.N. 099508525
PHONE (03) 6223 5020

PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY
FOR C.N. & J. COURTNEY
PROPOSED LAYOUT PLAN
CONSTRUCTION NOTES

1. Mortar 1:0.35:3 cement-lime-sand.
2. Blocks to be grade 25 to AS 2733.
3. Cleanout block to be grade 25 to BS EN 772-1.
4. Steel reinforcement: 8mm minimum to all base of all cores.
5. Concrete strengths: 20 MPa.
6. Stone columns to be placed 150mm before the wall.
7. Retaining wall footings are to be founded on approved trimmed subgrade with a min. bearing capacity of 150 kPa.
8. Steel reinforcement to all base.
9. Steel reinforcement to be placed with a pencil vibrator.
10. Steel reinforcement to be founded on approved trimmed subgrade with a min. bearing capacity of 150 kPa.

REINFORCEMENT FED AND HOLES BLOCKED OFF.

WHERE DROP EXCEEDS 1000, PROVIDE CRASH BARRIER MIN. 600 HIGH TO TOP OF WALL, WITH BALUSTRADE TO 1000 HIGH ABOVE F.S.L., TO BCA REQUIREMENTS.

MIN. 600 HIGH SOLID BALUSTRADE/CRASH BARRIER N12 = 400 CRS. EACH WAY, WITH BALUSTRADE TO 1000 ABOVE F.S.L. OR PROVIDE MIN. 600 HIGH CRASH BARRIER EX. 100x5.5 MM STANCHIONS @ 1500 MAX. CRS. WITH 100x6x5.5 EN5 MID AND TOP RAIL. PROVIDE INFILL BALUSTRADE TO 1000 HEIGHT ABOVE F.S.L., WITH 125 MAX. GAP TO BCA REQUIREMENTS.

LONGITUDINAL REINFORCEMENT N12 IN ALTERNATE COURSES COMMENCING FROM TOP CORES ON TOP OF CLEAN OUT BLOCK

WALL TO BE CORE FILLED TO ONE COURSE ABOVE DRIVEWAY LEVEL

NOTE:

EXCAVATE WITH CARE FOR RETAINING WALL FOOTING DUE TO EXISTING SERVICES BEING IN CLOSE PROXIMITY TO EXISTING AND PROPOSED WALL

REMOVING HARD SOIL TO BE FACED BLOCKS TO STARTERS AND VERTICAL REINFORCEMENT

WALL TO BE CORE FILLED TO ONE COURSE ABOVE DRIVEWAY LEVEL

PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY FOR C.N. & J. COURTNEY

TYPICAL SECTION

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PHONE (03) 6223 5020

PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY

FOR C.N. & J. COURTNEY

TYPICAL SECTION

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PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY

FOR C.N. & J. COURTNEY

TYPICAL SECTION
EXISTING FAILING TREATED PINE LOG RETAINING WALL (TO BE DEMOLED)

EXISTING SEALED DRIVEWAY (TO BE MADE GOOD)

PROPOSED REPLACEMENT RETAINING WALL AT 27 PEARL PLACE, BLACKMANS BAY
FOR C.N. & J. COURTNEY
EXISTING SITE PLAN

SCALE 1:200

DRAWN P.A.W. DATE 19.3.31
APPROVED 13.3.31

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